



UPDATED POSTING MEETING POSTING

Original Posting: 04/01/2015 @ 2:35 PM

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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

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2015 APR 02 AM 10:26
NANTUCKET TOWN CLERK
Posting Number:305

Committee/Board/s

Planning Board

Day, Date, and Time

Monday, April 6, 2014 @ 5:30 PM

Location / Address

Nantucket High School
Mary P. Walker Auditorium
@
10 Surfside Road, Nantucket, MA

Signature of Chair or
Authorized Person

Catherine Ancero,
Administrative Specialist

WARNING:

IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

SPECIAL MEETING

AGENDA

(Subject to change)

www.nantucket-ma.gov

Video of meeting available on-line

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Purpose: To discuss business as noted below. The complete text, plans, application, or other material relative to each agenda item is available for inspection at the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM

I. Call to order:

II. Approval of the agenda:

III. Public Hearing:

▪ **Discussion and possible amendment of recommendation for warrant articles:**

- **Article 42:** Zoning Bylaw amendments to section 139-26 to insert new subsections addressing the issuance of building permits for property identified as or within a designated distance of “Shorefront Land”.
- **Article 43:** Zoning Map change from Limited Commercial (LC) to Commercial Downtown (CDT) for properties at 7, 9, and 11 N. Water Street;
- **Article 44:** Zoning Bylaw amendment and Zoning Map change. Zoning Bylaw amendments to allow “transient residential facilities” within a half mile radius of the CDT district. Zoning Map change from LC to ROH and CN for properties on N. Beach Street, Easton Street, S. Beach Street, N. Water Street, Mackay Way, Harbor View Way, and Sea Street;
- **Article 45:** Zoning Map change from RC to ROH for properties on Union Street, Washington Street, and Duck Pond Lane;
- **Article 46:** Zoning Map change from SR-1 to SOH for properties on W. Sankaty Road, New Street, and King Street;
- **Article 47:** Zoning Bylaw amendment and Zoning Map change. Zoning Bylaw amendments (miscellaneous) to establish new zoning districts R-5L and R-10L. Zoning Map change from R-10 to R-10L for properties in the Pine Valley Subdivision;
- **Article 48:** Zoning Map change (miscellaneous: Surfside Road, Appleton Road, Ticcoma Way, Fairgrounds Road, W. Chester Street, New Lane, Wyer’s Way, Sesachacha Road, Somerset Lane, and Wherowhero Lane) and Zoning Bylaw amendments to adjust the boundaries of the Town and Country Overlay Districts (Somerset Lane and Wherowhero Lane);
- **Article 49:** Zoning Map change from Residential 10 (R-10) to Commercial Neighborhood (CN) for twelve (12) properties on the northwest side of Fairgrounds Road in the vicinity of Newtown Road;
- **Article 50:** Zoning Map change from Residential 10 (R-10) to Residential Commercial (RC) for properties at 40 and 42R Sparks Avenue;
- **Article 51:** Zoning Map change from Commercial Industrial (CI) to Commercial Neighborhood (CN) for a single property at 3 Shadbush Road;
- **Article 52:** Zoning Map change from R-20 to VR and LUG-2 to VN, VR, and VTEC for properties at 164, 165, 167, and 171 Hummock Pond Road;
- **Article 53:** Zoning Map change from R-20 to R-5 for properties on Daffodil Lane and Mayflower Circle and LUG-2 to R-10, R-10L, and/or R-20 for properties on Evergreen Way;
- **Article 54:** Zoning Map change from LUG-2 to R-40 for properties on Daffodil Lane, Evergreen Way, and Davkim Lane;
- **Article 55:** Zoning Map change from LUG-2 to LUG-1 for properties on South Shore Road, Rachel Drive, Zachary Way, Tripp Drive, Correia Lane, Felcon Drive, Marilyn Lane, Masaquet Avenue, and Morgan Square, White Street, Boulevarde, Lover’s Lane, Okorwaw Avenue, Pochick Avenue, and Monohansett Road;
- **Article 56:** Zoning Map change from LUG-2 to R-10, R-20, and/or R-40 for properties on S. Shore Road and Zoning Bylaw amendment to adjust the boundaries of the Town and Country Overlay Districts;
- **Article 57:** Zoning Map change from R-10 to CN for properties on Hooper Farm Road, Fairgrounds Road, and Sparks Avenue;
- **Article 58:** Zoning Map change from LUG-3 and/or CI to R-5, R-10, and/or CN for property at 10 Sun Island Road (Nantucket Memorial Airport property) and Zoning Bylaw amendment to adjust the boundaries of the Town and Country Overlay Districts;

- **Article 59:** Zoning Map change from RC, R-1, ROH, and R-20 to R-40 for properties within the Town Overlay District and identified as Town owned land or protected open space;
- **Article 60:** Zoning Map change from RC-2, VR, LUG-1, and LUG-2 to LUG-3 for properties within the Country Overlay District and identified as Town owned land or protected open space;
- **Article 61:** Zoning Bylaw amendment to change the use “accessory apartment” to “accessory dwelling” and to amend the standards contained within the definition;
- **Article 62:** Zoning Bylaw amendment to insert a new use “tertiary dwelling” (a third dwelling unit on a lot) and to insert a new definition, parking requirement, and to specify in which districts “tertiary dwelling” is permitted;
- **Article 63:** Tiny House District
- **Article 64:** Zoning Bylaw amendment to make technical modifications to the following sections: 139-2 (definitions), 139-7A (Use Chart, Funeral Home), 139-14 (Special Districts), 139-25 (Zoning Enforcement Officer appointment), 139-29 (Zoning Administrator appointment and Zoning Board of Appeals powers), and 139-33 (increase in pre-existing nonconforming ground cover ratio and clarification of “new” lots created pursuant to MGL c. 41 § 81 L and P), and removal of any references within the Bylaw to “Academy Hill District (AHD)”;
- **Article 65:** Zoning Bylaw amendment to Chapter 139, section 2, of the Code of the Town of Nantucket to insert a new definition of “ownership”;
- **Article 66:** Zoning Bylaw amendment to Chapter 139, section 2, of the Code of the Town of Nantucket to insert a new definition of “municipal”.
- **Article 67:** Zoning Bylaw amendment to make numerous modifications to section 139-23 (Site plan review);
- **Article 68:** Zoning Bylaw amendment to section 139-30A to modify the special permit granting authority for business commercial, commercial industrial, and industrial uses as categorized in section 139-7A (Use Chart);
- **Article 69:** Zoning Bylaw amendment: height limitations;
- **Article 70:** Zoning Bylaw amendment and Zoning Map change. Zoning Bylaw amendments to insert a new overlay district entitled “Nantucket Cottage Hospital Overlay District” and to make associated changes to the Bylaw to address parking requirements, permitted uses, intensity regulations, permitting authority, and other changes necessary to implement the overlay. Zoning Map change from R-1 and R-10 to CN for properties on Surfside Road and Vesper Lane, in the vicinity of the Nantucket Cottage Hospital;
- **Article 90:** Zoning Map change from R-40 to CN for property located at 47 Prospect Street;

IV. Public Comments:

V. Other Business:

VI. Adjourn: